

The background is a detailed architectural drawing in blue ink on a white background. It features various structural elements and handwritten notes. At the top, there are notes like "2nd Floor", "Plaster", and "Brick Column". Below these, there are two main sections: "DETAIL OF JOIST Over Bed Room #1 Only Scale 1 1/2\"/>

City of Ladue:

Architectural Review Board Guidelines

August 20, 2018

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Purpose of the Guidelines

The purpose of these Design Guidelines is to assist in determining whether a new building, or the expansion of an existing one, is compatible with the character of a neighborhood within the City of Ladue and consistent with the pattern of the development of the community.

This document is designed to be used by the Architectural Review Board as a basis for reviewing exterior design features for projects within Ladue. It is also meant to be a resource used by property owners, architects, designers, developers, and contractors during the design process to clarify the architectural standards sought by the City.

A responsible application of the guidelines will assist in creating a project that is compatible with the context and character of the neighborhood. While these Guidelines establish minimum criteria for neighborhood compatibility, residents are encouraged to design according to their individual preferences. Meeting the minimum criteria will not alone assure a successful project – that will require a careful execution of a sensitive design, the use of quality materials, and personal touches that reflect the uniqueness of the property and its owners.

The Design Guidelines do not stipulate specific architectural styles. There are many appropriate design solutions to a given situation. These Guidelines are most concerned with whether the design respects the project's context and consciously responds to patterns and rhythms of the streetscape with a design that is compatible with and that will contribute to the quality of the neighborhood.

History

Ladue was initially settled as a farming community with much of the land divided among several farming families that owned large tracts of land in the area. While many areas in St. Louis City and County developed at a more rapid pace, Ladue provided a bucolic retreat for those who preferred to live in a quiet, rural setting. Many of the earliest subdivisions occurred when large country estates were gradually divided into smaller plots for family members or for other persons interested in purchasing a residential lot with an abundance of green space.

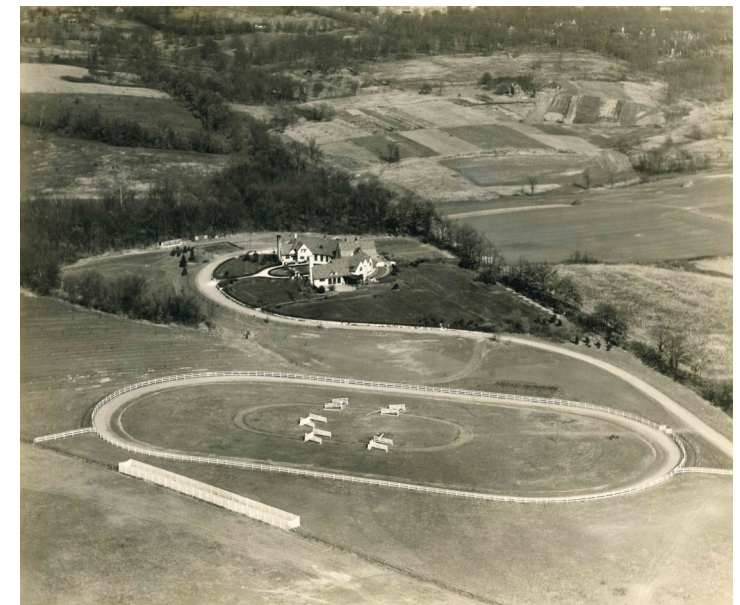
From the time of its inception, the majority of the homes in Ladue were built at the behest of an individual who, attracted to a more rural setting, acquired a tract of land on which to build his or her dream home. Since many of the houses in Ladue were designed to meet the needs and preferences of the individual property owners, a diversity of architectural styles has flourished throughout the community.



Mary Institute, Circa 1930



Residence in northern part of Ladue, Circa 1928



Residence in southeastern Ladue, 1929

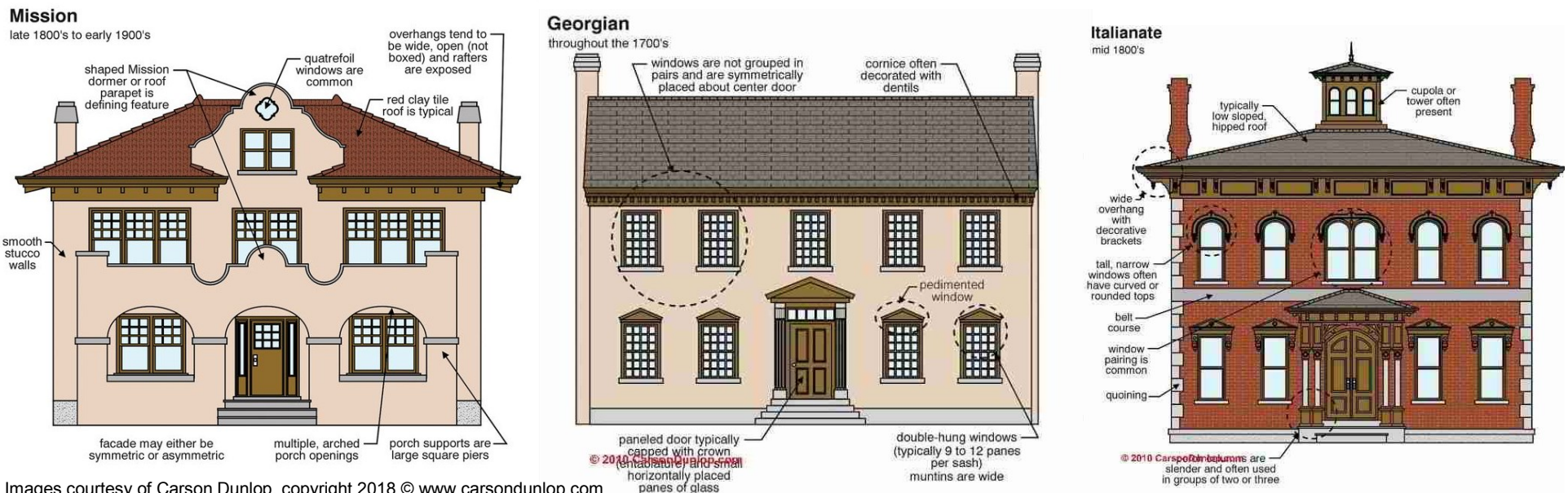
Architectural Review Board

Soon after its incorporation in 1936, Ladue established an Architectural Board (Ordinance #131, 1940) to help ensure compatibility of design within neighborhoods. The Architectural Board, now known as the Architectural Review Board (ARB), has updated its guidelines to incorporate contemporary building practices, materials and designs, but the goal in articulating these standards has not changed — to preserve the qualities for which Ladue has been known, as reaffirmed in the city's 2006 Comprehensive Plan Update: a spacious residential character of fine estates, large homes and elegant cottages; predominant single family residential land use with rolling hills in a countryside setting with mature vegetation; and architecturally diverse homes, all of which, along with a few areas of neighborhood- oriented commercial development, preserve the City's premium land values.

The City recognizes that Ladue residents may wish to further tailor their properties to their own needs and preferences. To facilitate this practice, the Architectural Review Board Guidelines Committee has devised a set of design standards that are faithful to the quality and variety of architecture historically found in Ladue. These standards will allow citizens of Ladue to continue to experience the beauty and quality that originally attracted them to this community and facilitate meeting the goals of the community's Comprehensive Plan.

Examples of Architectural Styles

This document includes some drawings showing general examples of architectural styles. This is by no means a comprehensive list of styles allowed in Ladue, but instead is meant to provide examples of some of the possibilities. Additional architectural images from this publication are shown on pages 4, 5, 21, and 22. Additional references regarding architectural styles are shown on page 21. Images courtesy of Carson Dunlop, copyright 2018 © www.carsondunlop.com



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Application and Approval Process

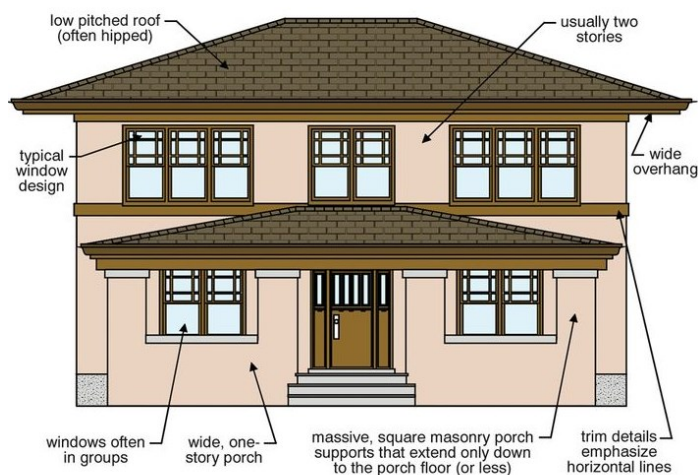
Any project that affects the outward appearance of a building must be approved by the Architectural Review Board (ARB). The complete list of procedures and requirements is listed in Section 110-71 of the Ladue Code of Ordinances. The following materials are generally required, unless otherwise noted:

- (1) Schematic site plan at a scale of not less than one inch equals 20 feet with dimensioned property lines, building setback lines, easements identified, existing and proposed area of work, location of driveways and parking areas, topographic contours of the existing grades and proposed finished grades at two-foot interval minimums for a distance 25 feet from the face of the existing and proposed area of work with an indication of direction of flow of stormwater, locating proposed landscape material, landscape material proposed to be removed, and identifying any accessory structures (proposed or existing).
- (2) Schematic floor plans (at a minimum scale of one inch equals one foot) showing overall building dimensions.
- (3) Schematic building elevations (at a minimum scale of one inch equals one foot) showing vertical dimensions, fenestration, proposed materials and colors, and any existing construction where an addition or modification is proposed. All existing building materials shall be indicated on the existing building elevations.
- (4) Color photographs (8.5"x11") of all buildings located on adjoining property. Color photographs (8.5"x11") of all building elevations of existing structures for projects involving remodeling or additions.
- (5) The application materials must include a list of all building enclosure materials, including the style and make of all windows and doors. Brochures, pictures, or other information shall be required for all non-standard building materials. Applicants are encouraged to submit an architectural color board showing the materials and colors to be used on the exterior of the building. Samples of representative proposed building materials shall be presented at the meeting where the application is being considered.

(Continued on next page)

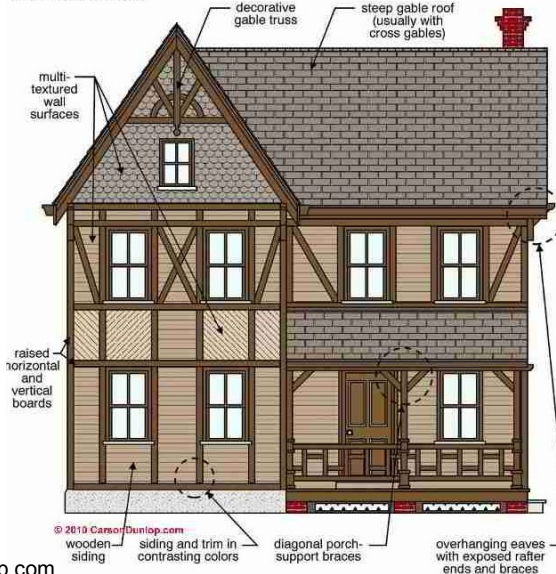
Prairie

1900 to 1920



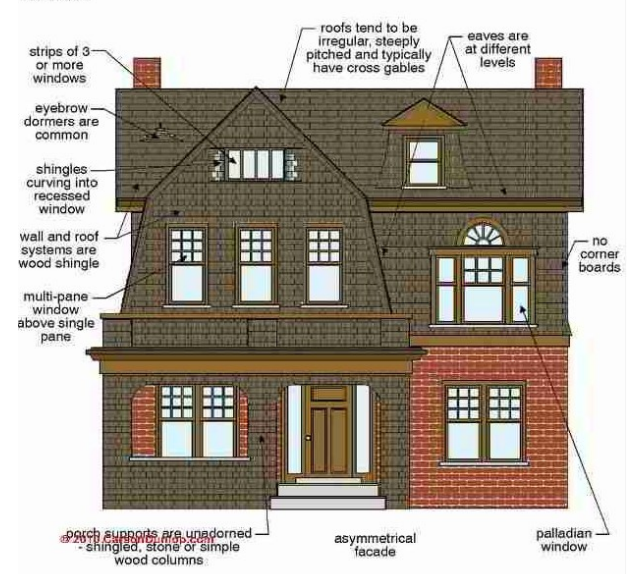
Stick

latter half of the 1800's



Shingle

late 1800's



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Application and Approval Process, cont.

- (6) Any proposed construction in excess of 400 square feet of floor area shall require architectural plans prepared by and bearing the professional seal and signature of a person licensed to practice architecture in the state according to RSMo ch. 327. Any work associated with the proposed construction which is engineering in nature, and not incidental to the architectural scope per RSMo ch. 327, shall require plans or drawings prepared by and bearing the seal and signature of a person licensed under the same statute to practice engineering.

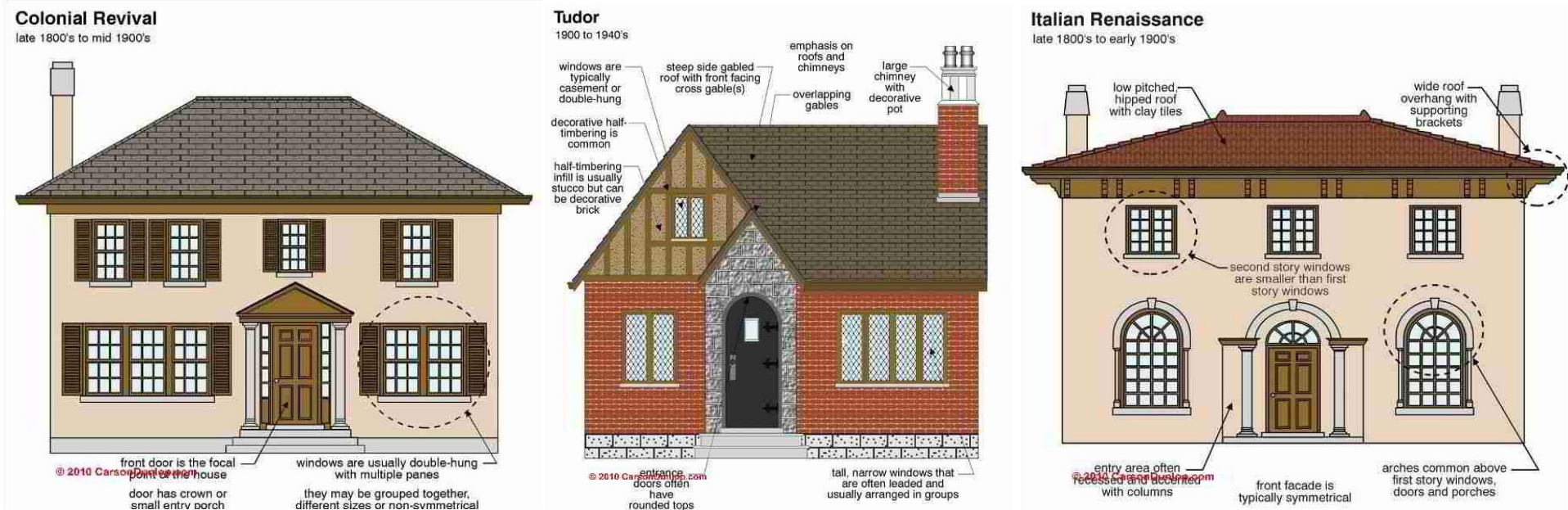
Materials must be submitted at least one week prior to the ARB Meeting. At the meeting, members of the Board will review the project and make comments. If the proposed project is found to meet the ARB Guidelines, the project shall be approved.

If the project needs just a few minor modifications, the conditions for approval will be noted in writing and distributed to the applicant. Revised plans will be reviewed by staff and approved if they meet the conditions.

If significant changes are required for the project to meet the guidelines, a resubmittal and additional meeting(s) with the Board will be required.

Once ARB approval is granted, any modifications that differ from the approved ARB plans must be re-submitted. The completed project will be inspected to ensure that it matches the approved ARB plans and drawings.

Additional information about the Architectural Review Board approval process is outlined in Section 110, Article III of the Ladue Code of Ordinances.



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Existing Development

Ladue is a mature community composed of neighborhoods that vary in age and character. Most neighborhoods display a consistent character of development, united by a similar level of quality and architectural details.

As is typical in most communities, the City of Ladue is divided into zoning districts that regulate certain characteristics, such as the size of the property and how far the home is set back from the street and from adjacent property lines. The following describes the residential zoning districts and how they relate to the character of the neighborhoods in Ladue.

Zoning District A (3-acre minimum lots)

This district comprises much of the southwestern quadrant of Ladue. Properties are spacious with many mature trees and landscaping. Homes are built further from the street and are often accessed via a narrow private lane, giving this area more of a rural quality than the surrounding areas.

Zoning District B (1.8 acre minimum lots)

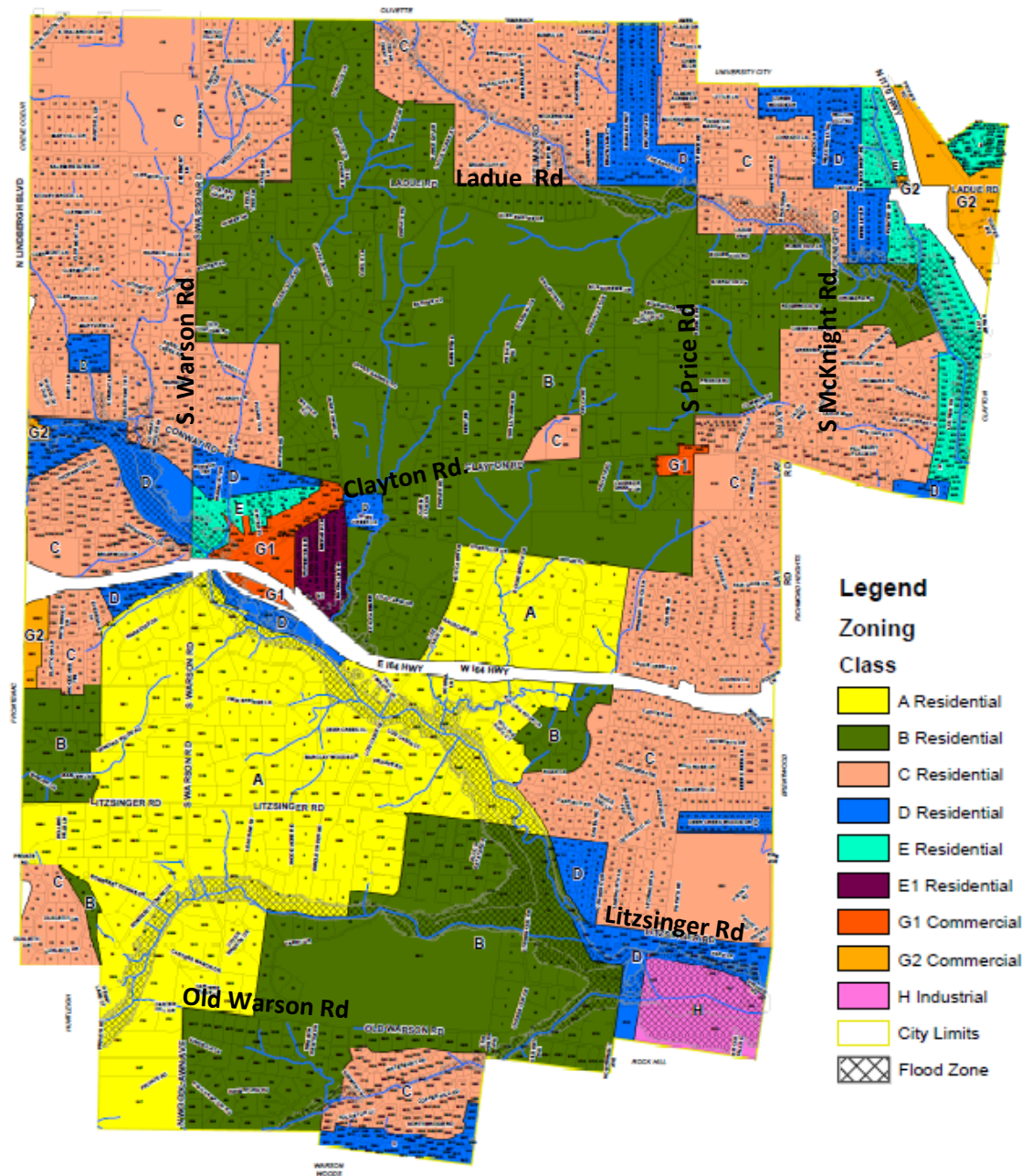
Much of the interior areas of Ladue have this zoning designation. These areas feel more suburban than rural, but generally include many mature plants and trees and landscaped areas.

Zoning District C (30,000 square foot lots)

This district includes areas along the eastern, northern, and western borders of Ladue. These areas more closely resemble a typical suburban neighborhood, but the lots still allow a generous amount of land for a home and other accessory structures, such as a pool or a detached garage.

Zoning Districts D, E, and E1 (10,000-15,000 square foot minimums)

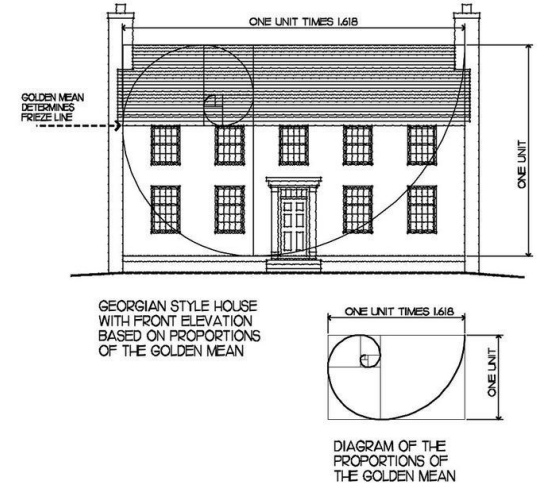
In these districts, lots and homes are somewhat more modest in size and the houses are closer to the street. Ladue's smallest lots are around 7,000 to 10,000 square feet in size and tend to flank the City's commercial areas. The houses in these subdivisions are more likely to have been built around the same time and tend to be compatible in terms of quality and general layout.



Principles of Design

Every project, whether new construction, an addition, or exterior revision must consider and incorporate the principles of design found in good architecture. They include:

- ◆ Balance — A project exhibits balance if parts of the design are equally distributed to create a sense of stability. Both physical and visual balance are important to the design.
- ◆ Rhythm — Rhythm is the repeated use of line, shape, color, texture or pattern.
- ◆ Emphasis — Good architecture is designed to attract one's eye to a certain feature or focal point.
- ◆ Proportion & scale — Projects should be designed to show appropriate comparative relationships between elements in a design with respect to size.
- ◆ Movement — Good design shows a flow or feeling of action.
- ◆ Contrast — Noticeable differences in elements make a design interesting and can be created with color, proportion and scale, shape, and texture.



Concepts of Design

When construction projects are reviewed, the Architectural Board will be looking for how designs address four key concepts, as follows:

1. Attention to Neighborhood Context and Site Design

The City of Ladue has many well-established residential neighborhoods. While Ladue encourages diversity of style among neighborhoods, new structures, as well as structural additions and exterior remodels, should blend in with the general rhythm of the neighborhood. In addition, topography, existing vegetation, and other natural features of the building site should be carefully considered during the design process.

The ARB shall consider the following precepts for review of site design and context:

- ◆ Each structure's mass, style, and materials should be appropriate to the site and its surrounding structures.
- ◆ Buildings should be designed to enhance the individual qualities of each site and must be situated in a way that is sensitive to adjoining properties.

2. Architectural Harmony

Architecture should be thoughtfully designed by a meaningful process between the owner and architect. The goal is for property owners to embrace a unified architectural expression and communicate their goals to the architect who ensures that all elements in the design are consistent.

Structures must:

- ◆ Be designed such that the chosen style is evident through the incorporation of architectural elements that contribute to the authenticity of the architectural style, including but not limited to scale and proportion, building mass, roof form, façade symmetry and details, fenestration (windows), building materials, and other details.
- ◆ Interpret historical styles with authenticity in the use of materials and dedication to the underlying principles of that style.



Concepts of Design cont.

3. Proportion and Authenticity of Design Elements

Regardless of the architectural style, elements of design should be well-proportioned and structurally relevant to their applications.

The following precepts shall be followed when considering Design Elements:

- ◆ There should be a proportional relationship between all architectural elements.
- ◆ Buildings should embody the principles of unified design, achieved through the application of rhythm, proportion, balance, relationship, scale, and authenticity.
- ◆ Elements should appear functional and exhibit the qualities of structural integrity.
- ◆ The use of a building material should be consistent with the physical properties of that material.



4. Quality and Craftsmanship

Much of Ladue's existing architecture exhibits quality materials and excellent craftsmanship.

The same is expected for construction projects reviewed by the ARB, which should reflect adherence to the following:

- ◆ Structures should evoke a superior level of craftsmanship, durability, and high industry standards for material, performance, and design.
- ◆ Quality, natural materials are preferred for building elements. Alternate materials may be deemed appropriate by the Architectural Review Board based on the context of the site and structure.



Designing for the Site and Community

While there are very few undeveloped lots in Ladue, neighborhoods are regularly experiencing changes ranging from minor renovations to complete reconstruction of homes. All projects should relate to the existing environment and not significantly alter the character of the neighborhood.

The following items should be considered during site design and development:

Neighborhood Preservation

Historic features of the subdivision and the site should be considered during the design process.

Preservation of mature trees and native vegetation is necessary and desirable to preserve the character of Ladue.

Preservation and improvement of historic structures is encouraged. Improvements to a developed site should be harmonious with the existing structures on the site.

Layout and Property Access

Layout should emphasize the natural features of the site that accentuate the character of Ladue. The layout of the home should make sense in terms of the characteristics of the site and how it relates to the neighborhood.

Site layout should relate to other properties in the neighborhood in terms of how they are situated on the lots and at what distance they are set back from the street and from other properties.

The house should be designed to take advantage of existing topography and minimize land disturbance. The shape and layout of the house should relate to the shape of the property.

Driveways

Driveways are the introduction to the property. In an effort to preserve the landscape and create properties where the landscape is dominant over the improvements, a minimal use of hardscape is encouraged. If entry pillars or gates are to be constructed, they should be understated and consistent with the character of the streetscape.



Scale, Rhythm, and Mass:

There should be a clearly identifiable primary mass.

Each construction project reviewed by the ARB should be compatible with the general mass and scale of other homes on the street. It is important that the existing rhythm of the neighborhood be retained, in terms of the scale and shape of solid forms and open spaces on the block.

Multi-layer setbacks with more than 3 wall planes are strongly discouraged.

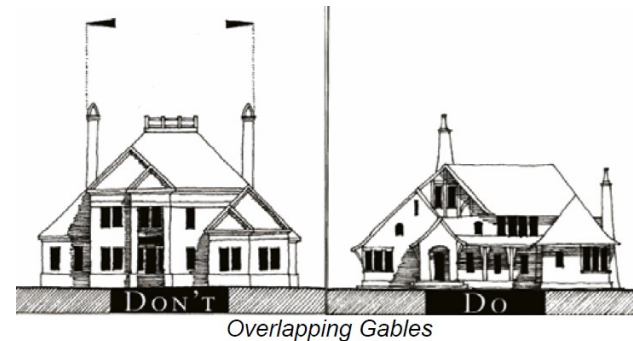
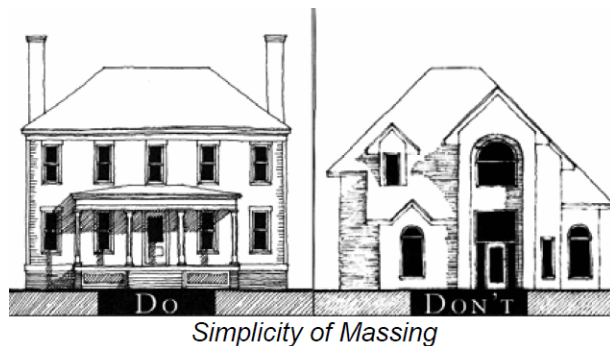
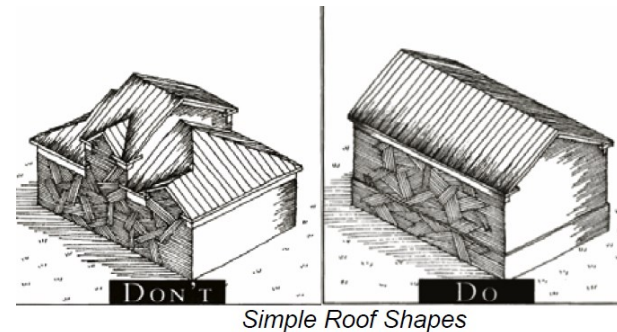
More than 3 rooflines on the front façade are strongly discouraged.

Roof slopes should not vary significantly from those within the same style in the same neighborhood. The appearance of mass can be minimized through the use of design elements, such as dormers, porches, and porticos.

Ancillary roof slopes should be appropriate to the style of the building.

Roof design should be considerate of whether there is a predominant roof pitch and type in the neighborhood.

ARB-reviewed construction projects should relate to the predominant height of roofs of nearby buildings.



Materials and Detailing

Adjacent homes should be distinct in terms of materials and detailing, however, similar levels of detailing should be applied throughout the neighborhood.

Design should take into consideration the predominant façade material and/or dominant architectural features in the neighborhood and complement the design of surrounding homes.

Elements should be consistent on all exposures of the home so that a completely unified use of materials is present on all elevations. Detailing of wall, roofs and ground contact materials continue Ladue's traditional treatment of home design.

Garages:

Garage design and orientation should be compatible with other homes on the block. In the A, B, and C zoning districts, garages should be detached or oriented away from the street. In other zoning districts, front-facing garages should be avoided, if possible, especially if the majority of the homes on the block do not have front-facing garages. Total width of front facing garages should not exceed 26 feet. These large openings present a design opportunity to reinforce and enhance the appearance with designed components from traditional to contemporary selections of door design.

Whenever possible, the garage area should be located behind or even with the primary mass of the house (whether front or side facing).

It is preferred that garage bays be individual bays with doors no wider than 9 feet. Double wide doors are discouraged. Garage doors should be recessed at least 6 inches from the wall surface.

All proposed garage door materials will be evaluated based on quality and appropriateness to architectural style and character. High quality materials are always expected. The following garage door materials will generally be approved by the Board:

Residential

Wood

Fiberglass

Commercial

Wood

Fiberglass

Fluoropolymer finished galvanized steel or aluminum



Materials and Detailing Cont.

Facades and Exterior Walls:

ARB-reviewed construction projects should use materials and textures compatible to those of neighboring buildings and appropriate to the architectural style of the structure.

All exterior walls should be consistent in exterior finish materials and features.

All sides of the structure should have a balance of architectural features.

No more than two wall materials should be visible on any exterior wall, not counting the foundation wall or piers. The composition of the design should be central to the appearance of the structure and the materials should play a secondary role. A third material may be considered for certain designs at the discretion of the Board.

All proposed materials will be evaluated based on quality and appropriateness to architectural style and character. High quality materials are always expected.

- ◆ Masonry
 - ◇ Brick
 - ◇ Stone
- ◆ Stucco/ EIFs
- ◆ Siding
 - ◇ Natural wood and engineered wood products
 - ◇ Cementitious fiber

Note: Plastic and vinyl siding are not acceptable.



Roofs:

Roof styles must be consistent throughout structure.

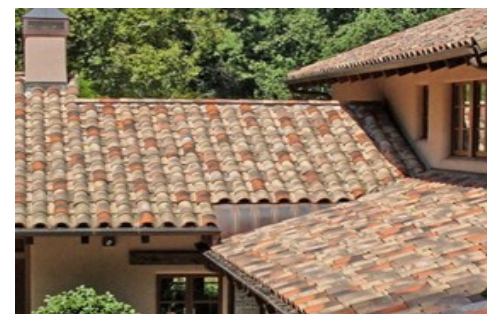
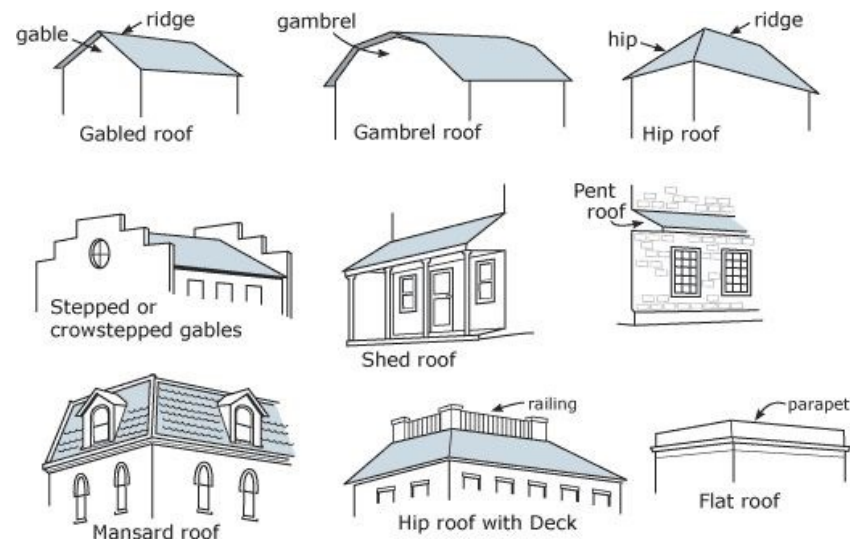
Style of roof must be appropriate to the architectural style and character of the structure.

Flat roofs must be finished at the edge-parapet or fascia.

The use of white or light-colored materials for flat or low-slope roofs should be avoided. If such materials are used, the surface should be covered or screened to soften its appearance and minimize glare. This requirement may be waived by the ARB based on the location of the flat or low-slope roof and the proximity of neighbors.

All proposed materials will be evaluated based on quality and appropriateness to architectural style and character. High quality materials are always expected. The following roof materials will generally be approved by the Board.

- ◆ Architectural grade heavy-weight fiberglass shingle (wind speed warranty and natural shadow line required)
- ◆ Natural Slate
- ◆ Tile – Natural materials only – terra cotta or glazed terra cotta.
- ◆ Wooden Shakes and shingles
- ◆ Thatch
- ◆ Metal – Copper, Monel, stainless steel and fluoropolymer finished galvanized steel or aluminum, flat or standing seam
- ◆ Single-ply membranes – TPO, EPDM, PVC for slopes 2:12 and below only
- ◆ Composite roofing materials that are presented to and approved by the Architectural Review Board



Doors:

Style of doors should be appropriate to the architectural style and character of the structure.

Doors should be coated with an appropriate protective finish.

Entry casing should be designed and carefully detailed to be compatible with the style of the structure and door.

Doors manufactured from MDF products are discouraged.

All proposed door materials will be evaluated based on quality and appropriateness to architectural style and character. High quality materials are always expected.

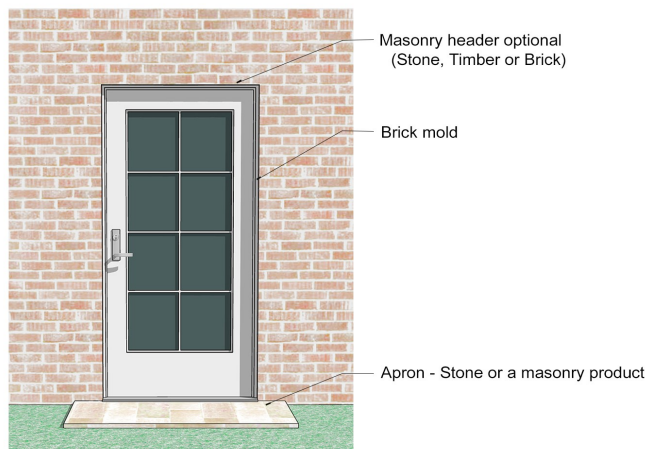


Don't

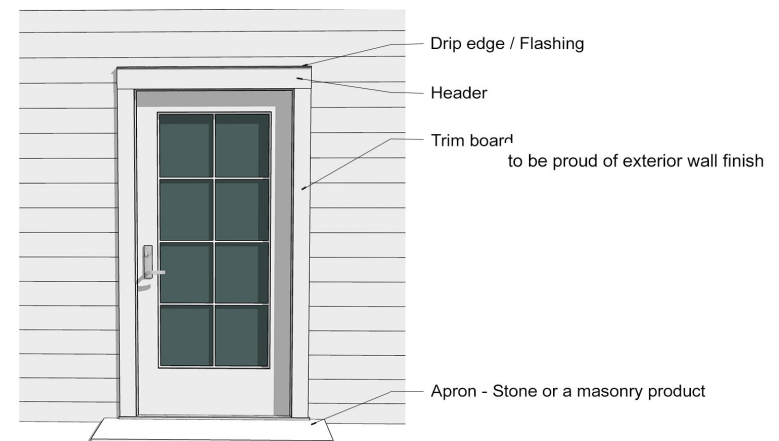


Do

Traditional entry door proportions



Typical Traditional Secondary Door in brick



Typical Traditional Secondary door trim

Windows:

Style of windows should be appropriate to the architectural style and character of the structure.

Window style, material, and color should be consistent on all exterior walls.

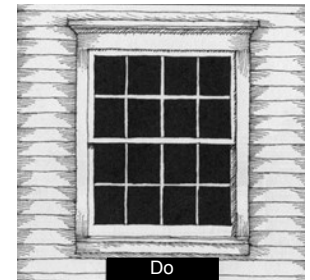
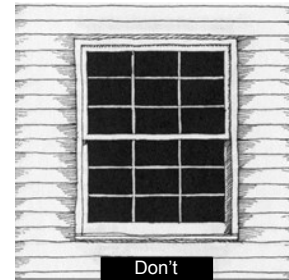
Sill should extend past the face of the material below.

Sill material should be appropriate to the style and material of the home. In a masonry home, sills should be composed of brick, stone, or cast stone.

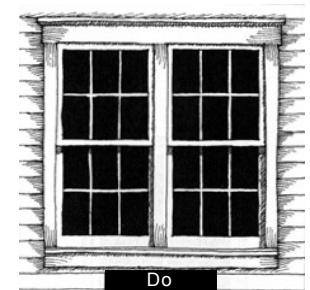
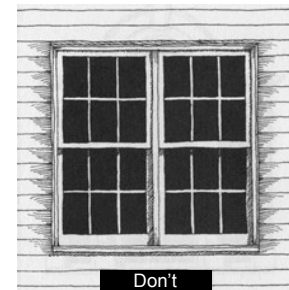
If muntins are used, they should be present on the exterior of the window.

The type and detailing of a shutter should be appropriate for the age, type, and style of the building on which it is hung.

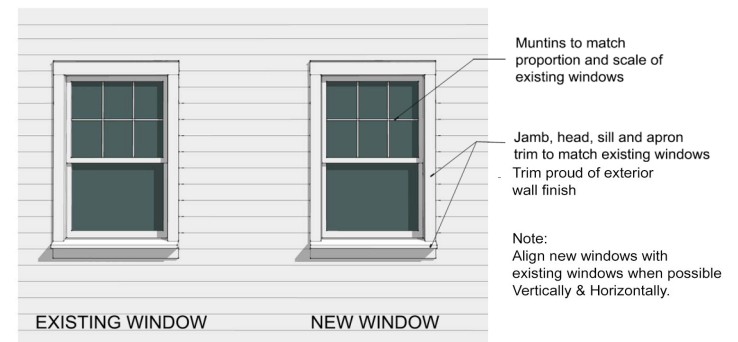
Shutters should be $\frac{1}{2}$ the width of the sash they are meant to cover. Shutters should appear operable with hinges and shutter dogs (devices mounted to the wall that may be pivoted to prevent shutter from moving when in the open position).



Window pane proportions and casing



Casing and width of mullion



Windows cont.:

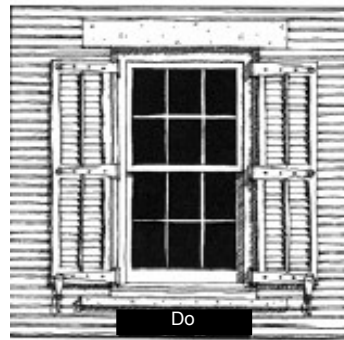
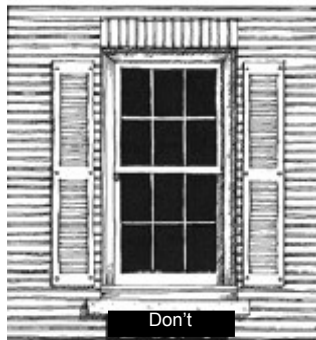
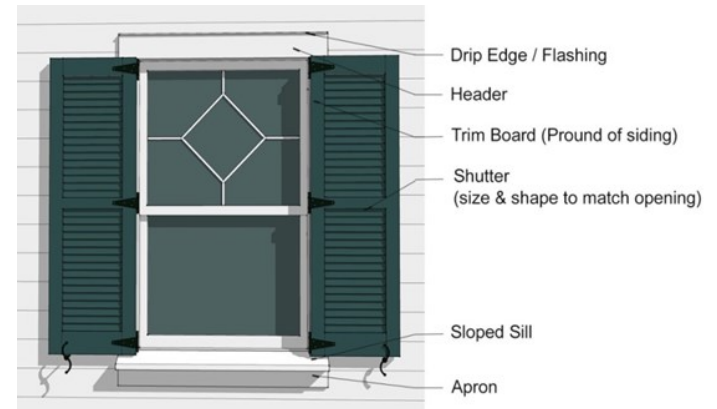
All proposed windows will be evaluated based on quality and appropriateness to architectural style and character. High quality materials are always expected. The following window materials will generally be approved by the Board.

Residential

Wood
Metal-clad wood
Vinyl-clad wood
Pultruded fiberglass

Commercial

Wood
Metal-clad wood
Vinyl-clad wood
Pultruded fiberglass
Fluoropolymer finished galvanized steel or aluminum



Use of shutters

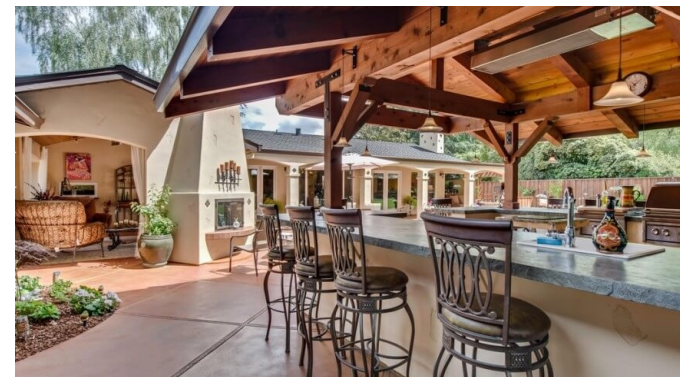


Outdoor Uses

Owing to the lot sizes in our City, active outdoor uses are frequently a design component for homes. Familiar elements may be formal gardens within a naturalized landscape, swimming pools, or outdoor rooms designed for entertaining and leisure during our hospitable seasons. Consideration of these outdoor features by the Architectural Review Board looks toward the integration of the materials and uses of detailing. Harmony of these with the primary residence is key for the architect to enhance the expression of personality of the home and its occupants.

Outdoor Dining and Roof Coverings: Design of permanent outdoor rooms should give consideration to durable, weather-resistant materials selected to sustain long-term usability and performance through temperature and moisture extremes. Consistent materials and ground surfacing on terraces and decks are components warranting close selection.

Pools and Water Features: In ground pools with well-appointed deck surfaces can represent a desirable enhancement for a home. The size and location of the pool should be considered to maintain a relationship with the home, but not intrude on the visible presence of adjacent homes or their own exterior use. Within the context of the home design and lot size, proportionate size and use of materials should be complementary to the home.



Guidelines



Commercial Developments

Similar to guidelines for residential development, commercial buildings should be designed to enhance the experience of building visitors. Climate conditions in Ladue suggest a need for exterior coverings, porticos, arcades or overhangs to provide protection from hot summer conditions and cool weather rain and snow. Proportions of these exterior spaces should extend protection, creating intimate spaces beneath them. Trellises can also provide pedestrian areas with leisure areas, seating, and outdoor ambiance.

Commercial spaces occurring in a collection of buildings as a campus or connected shopping area afford opportunities for the designer to create a neighborhood sense of community and pedestrian scale for the building. The neighborhood shopping character of Ladue's retail experience emphasizes the small-scale nature of the retail, service sector and activity-oriented building in Ladue.

Whether new development, or renovation of existing buildings, the commercial character of buildings in Ladue calls for attentiveness to proportion, scale, and use of materials, bringing distinctive character and retained value.

Non-Residential development brings opportunity for expression of unique and distinctive architectural expression, whether a traditional or contemporary palette. The building relationship to parking and vehicle use areas nearby represents challenges for the designer to retain a pedestrian character with integrated landscape materials, walking and pavement surfaces, and opportunities for outside leisure activity.

Commercial buildings with their inherent larger scale and potential greater mass should respect basic and unique context, consistent with the following:

- ◆ Provide shifts in building massing, variation in height, profile and roof form, while maintaining formal relationships of building placement to public street frontage.
- ◆ Minimize long expanses of wall at a single height or in one plane.
- ◆ Vary floor heights to follow natural grade contours if significant variation is present.
- ◆ Buildings shall be designed to provide human scale interest and variety. The following techniques should be used to meet these objectives.
 - ◇ Variations of the building form such as recessed or projecting bays.
 - ◇ Architectural or structural modules and detail. Diversified window size, shape, or patterns that may relate to interior functions.
 - ◇ Recess windows behind the primary wall plane.
 - ◇ Emphasize building entries through projecting or recessed forms, details, colors, or materials.
 - ◇ Vary materials, expressed joints and details, surface relief, and color to break up large building forms and wall surfaces. Such detailing could include sills, headers belt courses, reveals, pilasters, window bays, and similar features.



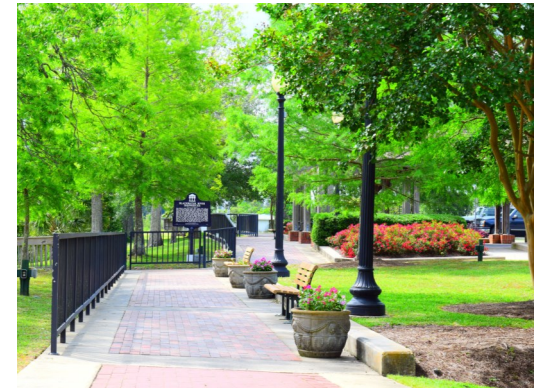
Guidelines



Community Design

Each site should be designed with an eye to how it affects the livability of the community. Site design should strive to meet the physical, social, economic, and aesthetic needs of the community. The following objectives shall be considered when reviewing site design:

- ◆ Character — All the elements of the built environment work together to create a character that reflects the identity of the place and its community. This can be achieved through landscaping, historic buildings, distinct architecture, public art, and public spaces, to name a few.
- ◆ Continuity and Enclosure — Buildings can define open spaces by enclosing them. This can also be achieved through landscaping and other improvements. The effects of parking areas on the streetscape should be minimized.
- ◆ Quality of the Public Realm — The built form and streetscape should provide an attractive, safe, and comfortable pedestrian environment, while maintaining the overall visual cohesiveness of the area. Neighborhoods should be designed for people and be oriented and scaled for the pedestrian. This can be achieved through a variety of design responses, which include, but are not limited to, ground level facade treatments, architectural details, paving patterns, shade, seating, adequate sidewalk widths, and other features.
- ◆ Ease of Movement — A place should be easy to get around whether by foot, bicycle, wheelchair, or car. A focus on pedestrian safety and convenience is especially beneficial since it can reduce automobile use and traffic.
- ◆ Legibility — A place should be easy to understand and navigate. This can be achieved through a cohesive pattern of development and the use of landmarks to make certain locations more memorable.
- ◆ Adaptability — Places should be able to accommodate change over time, create continuity with the past, and respond to new social, market, or environmental demands.
- ◆ Diversity — A place is successfully designed if it can be used by as many people as possible. A range of different architecture adds interest and can reflect the diversity of the local community. Variety in landscape treatment can help support biodiversity.

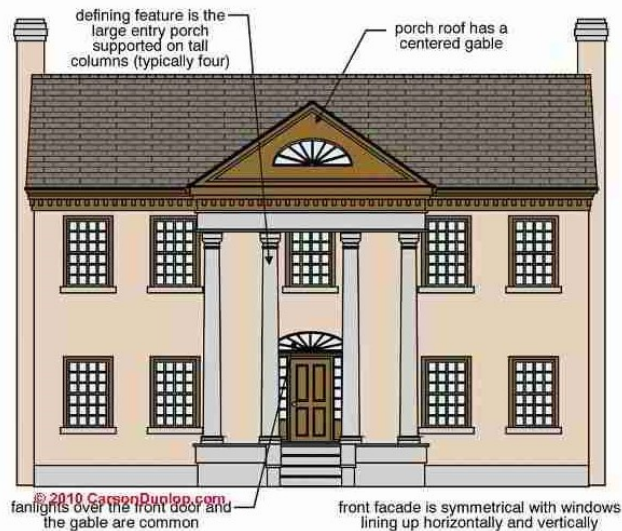


Architectural Styles

The architectural drawings in this document represent some of the architectural styles in Ladue. This is not a complete list of the architectural styles, but represents some examples. Additional information about architectural styles can be found in numerous other publications and online resources. The images on this page and the next (and on pages 3, 4, and 5 of this document) are provided courtesy of Carson Dunlop, copyright 2018 © www.carsondunlop.com

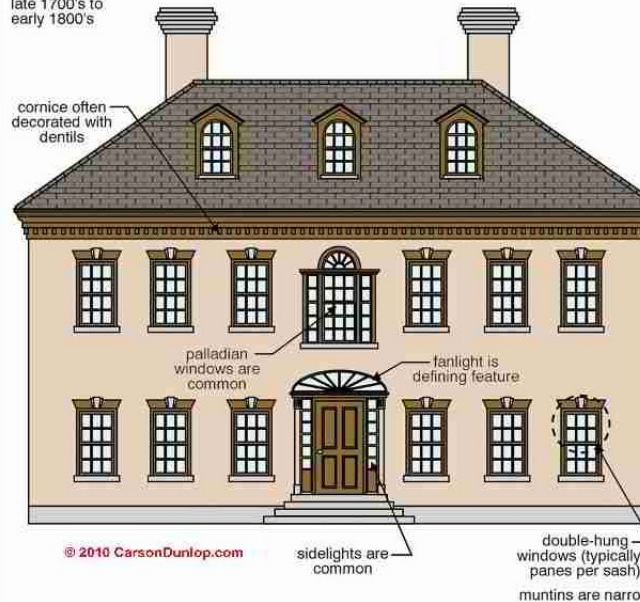
Early Classical Revival

late 1700's to early 1800's



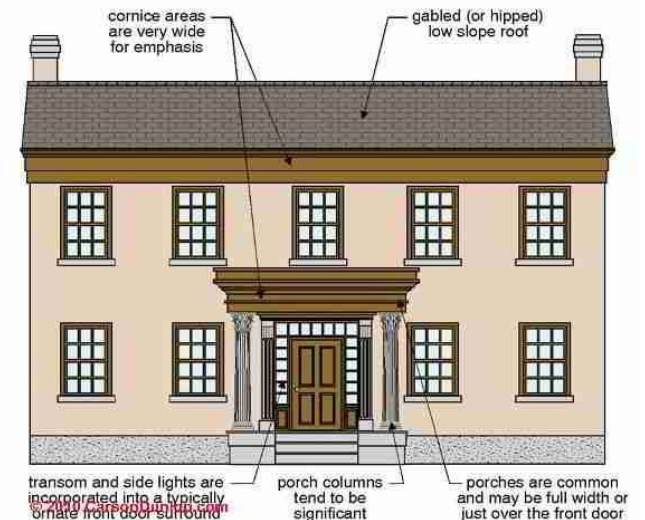
Adam

late 1700's to early 1800's



Greek Revival

mid 1800's

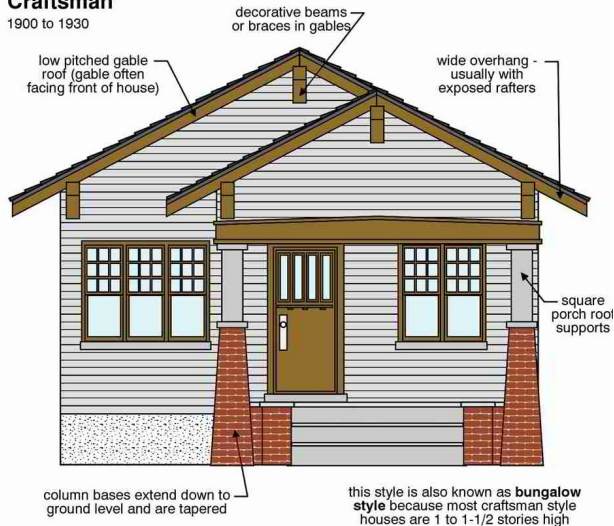


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Architectural Styles, cont.

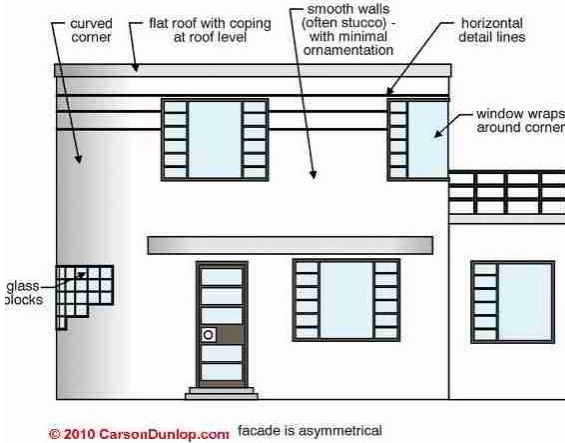
Craftsman

1900 to 1930



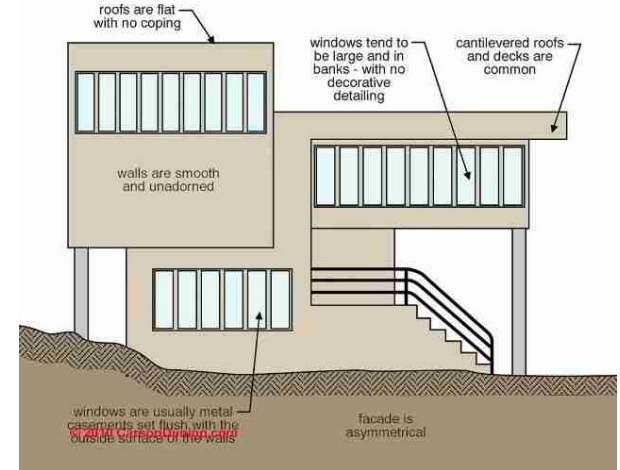
Modernistic

1920's to 1940's



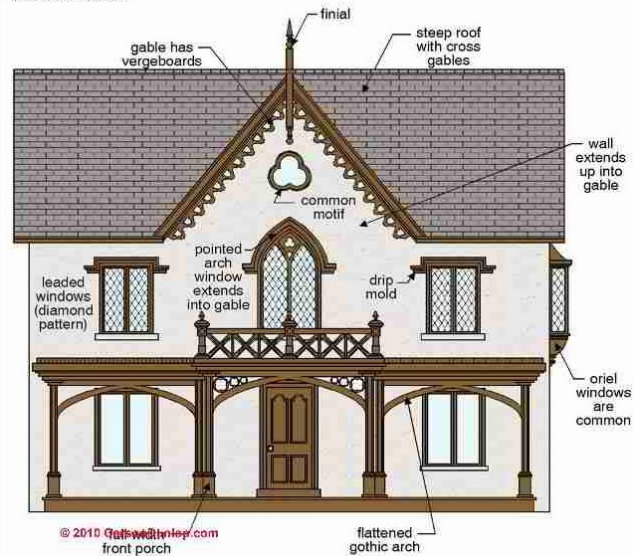
International

1920's to present



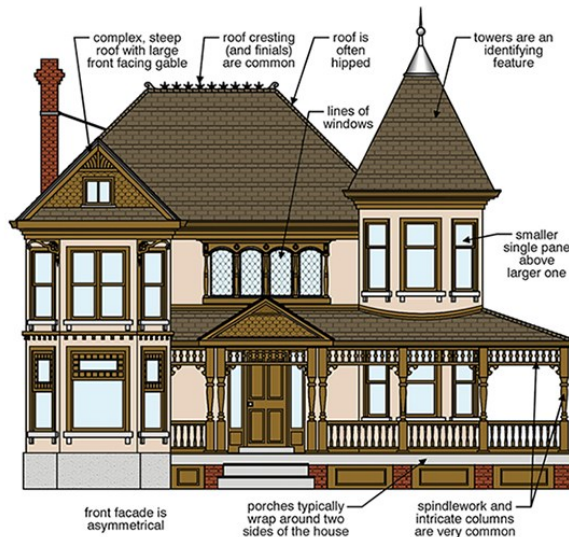
Gothic Revival

mid to late 1800's



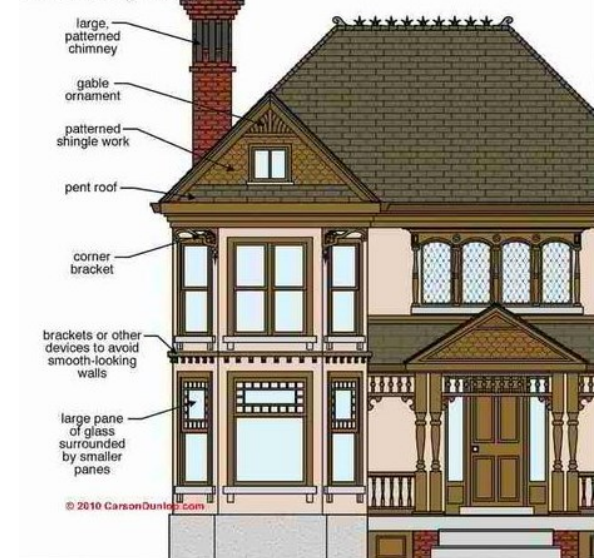
Queen Anne

late 1800's to early 1900's



Additional Queen Anne details

late 1800's to early 1900's



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